

WARRANTY DEED

Know All Men By These Presents

**TRANSFER
TAX
PAID****014941**

That I, **Donald E. French**, of Rochester, County of Strafford and State of New Hampshire, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Cathy A. Lacombe** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 1 Heath Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Cathy A. Lacombe, her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville in said County of Kennebec and State of Maine and known as 45 Boutelle Avenue, and being lot numbered twenty-two (22) on and according to plan of Hillcrest made by J.H. Burleigh, C.E., dated July A.D., 1898, recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for further description and particulars; the southerly and northerly boundaries of the lot hereby conveyed are each fifty-two feet in length, and the easterly and westerly boundaries of the same are each ninety feet in length according to said plan.

The above described premises are conveyed subject to the restrictions mentioned in the deed of Edmund M. Warren and James A. Quinlan to Harriet Blair dated August 13, 1898, recorded in said Registry of Deeds in Book 426, Page 120 to which reference may be had for said restrictions, those of which restrictions now being applicable reading and expressed as follows, to wit: "That the front of said house shall be placed and set back not less than ten feet from the line of said Boutelle Avenue . . . ; provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said reserved space of ten feet."

BEING the same premises acquired by Donald E. French by Deed of Distribution from Personal Representative from Robert A. Marden as Personal Representative of the Estate of Dwight E. French dated February 19, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5315, Page 7.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Cathy Lacombe, her heirs and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Donald E. French has hereunto set my hand and seal this 27th day of June, 1997.

Signed, Sealed and Delivered
in the presence of

Beatrice Dostie
Witness

Donald E. French
Donald E. French

STATE OF MAINE
County of Kennebec, ss.

Dated: June 27, 1997.

Personally appeared before me on the day and year aforesaid the above-named, Donald E. French, and acknowledged that the foregoing instrument to be his free act and deed.

Before me,

Beatrice Dostie
Notary Public



BEATRICE DOSTIE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 25, 1999

Printed name: _____

My comm. exp: _____

RECEIVED KENNEBEC SS.

97 JUL -1 AM 9:38

ATTEST: Therese Ruel-McLean
REGISTER OF DEEDS